

FY17 Community Preservation Plan: Monitoring & Evaluation Plan

Introduction

With the passage of the Community Preservation Act (CPA) in November 2012, the City of Somerville joined 154 other communities in the Commonwealth of Massachusetts, and is now one of 172 communities, that have a steady funding source dedicated to preserving and improving their character and quality of life. The CPA is a Massachusetts state law (M.G.L. c. 44B) that enables adopting communities to create a dedicated fund for preserving open space and historic resources and expanding community housing and outdoor recreation opportunities.¹ Somerville voters passed the Act by 76%, the second highest passage rate in CPA history.² This achievement represents an exciting opportunity to make Somerville an even more exceptional place to live, work, play, and raise a family.

FY17 is only the third CPA funding round for the City. The size of the program in the first two years is impressive- funding of over \$9.8 million has been allocated for 31 projects across the three funding categories (affordable housing; historic resources; and open space and recreation land). This includes \$1.7 million received from the state in matching funds. Projects have ranged in size from \$20,000 for design services for the Allen Street Mixed Use Park to \$2.5 million for the rehabilitation of the historic West Branch Library.

To be successful, it is necessary for every program to be clear about what it is trying to achieve and to collect data along the way to know if the program is moving in the right direction to achieve its goals. The purpose of this monitoring and evaluation (M&E) plan is to supplement the FY17 Community Preservation Plan by detailing what the Community Preservation Committee (CPC) envisions the Community Preservation Act program in Somerville will achieve over short and long terms and how it will measure the progress of both the program as a whole and the individual projects it funds. FY17 is a pilot year for this plan, which was developed after the FY17 Community Preservation Plan was completed. Going forward, this plan will be updated through the plan development process and will include opportunities for community input.

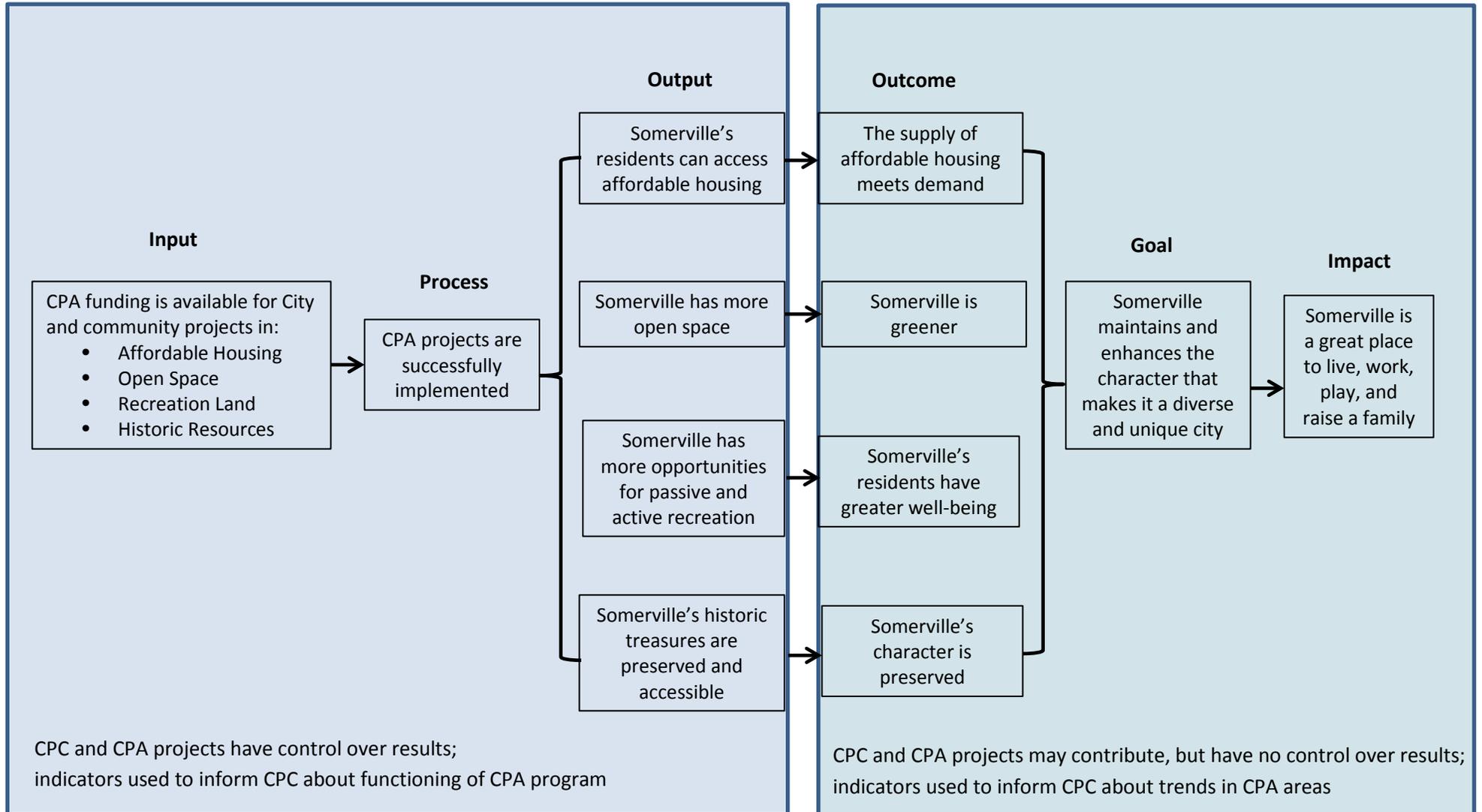
Goals of Somerville's CPA Program

SomerVision's goal is to *foster vital, healthy, inclusive and distinctive urban neighborhoods that are the best possible places to live, work, play, do business, learn and serve*. The goal of the CPA Program is to contribute to SomerVision by ensuring that **Somerville maintains and enhances the character that makes it a diverse and unique city**. The diagram on the next page demonstrates how the Community Preservation Committee believes the contributions made by projects in each of the CPA communities add up to this goal and contributes to making Somerville a great place to live, work, play and raise a family.

¹ The CPA legislation uses the term community housing to refer to housing for individuals and families with incomes below 100% of area median income (AMI). This report uses the terms community housing and affordable housing interchangeably.

² Excludes Cape Cod communities that passed the predecessor to the CPA.

CPA Results Chain



Monitoring Matrix

	Indicators	FY15	FY16	FY17	Frequency	Source	Assumptions
Impact: Somerville is a great place to live, work, play, and raise a family.	Average satisfaction with Somerville as a place to live (out of 10)	8.2	N/A		Every other year	Somerville Happiness Survey	<ul style="list-style-type: none"> CPA is one of many contributors to making Somerville a great place to live, work, play, and raise a family.
	Average level of pride in being a Somerville resident (out of 10)	8.2	N/A		Every other year	Somerville Happiness Survey	
Goal: Somerville maintains and enhances the character that makes it a diverse and unique city.	Racial diversity	White non-Latino: 66.7% Asian: 9.5% Hispanic or Latino: 9.5% Black or African American: 7.5% American Indian or Alaska Native: 0.3% Multi-racial: 3.3% Other: 3.2%	N/A	N/A	Every 5 years	ACS	<ul style="list-style-type: none"> Project implementers have sufficient resources beyond CPA to provide programming in CPA supported spaces after CPA funding ends. CPA projects are sufficiently maintained after CPA funding ends to provide lasting community benefit. The CPC receives a sufficient diversity of proposals to make progress
	Age diversity	Under 5: 5.3% 5-19: 11.1% 20-34: 42.6% 35-54: 24.0% 55-64: 7.7% 65+: 9.2%	N/A	N/A	Every 5 years	ACS	

N/A= not available

	Indicators	FY15	FY16	FY17	Frequency	Source	Assumptions
	Economic diversity	Income under \$25,000: 18.9% \$25,000-\$49,999: 18.1% \$50,000-74,999: 17.2% \$75,000-\$99,999: 13.8% \$100,000-149,999: 18.7% \$150,000+: 13.4%	N/A	N/A	Every 5 years	ACS	across the CPA categories.
	# of artists registered for Somerville Open Studios	392	354		Annually	SOS records	
	# of City organized events celebrating Somerville's history and culture ³	28	28		Annually	Arts Council, Historic Preservation records	
	Average satisfaction with neighborhood beauty/physical setting	7.1	N/A		Every other year	Somerville Happiness Survey	
Outcome 1: The supply of affordable housing meets	% of housing stock that is affordable (disaggregated by perpetual, time limited)	9.69%				2015 Somerville Housing Needs Assessment	

³Data from Arts Council only; data from Somerville Historic Preservation Commission pending

	Indicators	FY15	FY16	FY17	Frequency	Source	Assumptions
demand.	Total number of affordable units (disaggregated by % of AMI)	3,178 rental Voucher: 1,217 30%: 2,583 50%: 140 60% 289 80%: 54 112 Ownership 80%: 77 110%: 35				2015 Somerville Housing Needs Assessment	
	% of households who are rent burdened (>30% of income spent on housing)	38.7% (8,114/20,947)				2015 Somerville Housing Needs Assessment	
	% of households who are severely rent burdened (>50%)	17.8% (3,722/20,947)				2015 Somerville Housing Needs Assessment	
	% of households cost burdened (>30%)	38.7% (4,318/11,239)				2015 Somerville Housing Needs Assessment	
	% of households severely housing cost burdened (>50%)	19.0% (2,134/11,239)				2015 Somerville Housing Needs Assessment	
	# of affordable units expiring in next five years	285 or 279				2015 Somerville Housing Needs Assessment	
	Somerville Community Corporation average wait time	3-5 years				2015 Somerville Housing Needs Assessment	
	Average satisfaction with cost of housing (out of 5)	2.6	NA		Every other year	Somerville Happiness Survey	
	# homeless individuals in Somerville	Unsheltered: 6 Sheltered: 152				2015 Somerville Housing Needs Assessment	

	Indicators	FY15	FY16	FY17	Frequency	Source	Assumptions
Output 1: Somerville's residents can access affordable housing	# of new units created with CPA funds (% reuse)	15 (7- 100 Homes; 8- Glen St.) 47% reuse (100 Homes)	30 (25-Mystic Water Works, 5-100 Homes) 100% reuse		Annually	AHTF records	
	Annual # of households receiving rental assistance through CPA funds	24 (7- PASS, 17- Better Homes)	33 (7- PASS 2, 17- Better Homes, 9- ShortStop)		Annually	AHTF records	
	% of CPA funded housing projects that are mixed use	0	0		Annually	AHTF records	
	% of CPA funded housing projects that are transit-oriented	0	0		Annually	AHTF records	
Outcome 2: Somerville is greener.	Open space as % of total land area	NA	6.8%		Every 5 years	Somerville Open Space and Recreation Plan	
	# of new trees in Somerville (disaggregated by CPA, non-CPA)	441 (non-CPA)	59 (non-CPA)		Annually	City records	
	Annual EPA grade for Mystic River	A-			Annually	US Environmental Protection Agency	
	Annual EPA grade for Alewife Brook	D			Annually	US Environmental Protection Agency	

	Indicators	FY15	FY16	FY17	Frequency	Source	Assumptions
	# of new acres of open space (disaggregated by CPA, non-CPA)	2.47 (non-CPA)	0.49 (non-CPA)		Annually	City records	
	# of conservation restrictions recorded	0	0		Annually	CPA records	
	% of households within ¼ mile (5 minutes) of open space (disaggregated by type)		Total: 99.5% Playgrounds: 95.9% Passive parks: 41.4% Fields: 58.8% Plazas: 13.8% Community gardens: 49.5%		Every five years	Somerville Open Space and Recreation Plan	
Output 2: Somerville has more open space.	# of improved open spaces (CPA, non-CPA)	Marshall St. Playground	Kennedy School Playground		Annually	City records	
	Quality of open space (disaggregated by #/% poor, good, excellent)	NA	Poor: 20% (17/85) Good: 59% (50/85) Excellent: 21% (18/85)		Every five years	Somerville Open Space and Recreation Plan	
Outcome 3: Somerville's residents have greater well-being.	% of Somerville youth with a healthy BMI by grade		Grade 1: 54% (183/339) Grade 4: 50% (168/334) Grade 7: 49% (119/245) Grade 10: 47% (126/266)		Annually	Somerville Public Schools	

	Indicators	FY15	FY16	FY17	Frequency	Source	Assumptions
	Average satisfaction with appearance of neighborhood parks and squares (out of 10)	7.7	N/A		Every other year	Somerville Happiness Survey	
	Average level of self-reported happiness (out of 10)	7.8	N/A		Every other year	Somerville Happiness Survey	
	Average level of self-reported life satisfaction (out of 10)	8.0	N/A		Every other year	Somerville Happiness Survey	
Output 3: Somerville has more opportunities for passive and active recreation.	# new parks (disaggregated by CPA, non-CPA)	1. Community Path extension (non-CPA) 2. Symphony Park (non-CPA)	0		Annually	City records	
	# of new community garden plots (disaggregated by CPA, non-CPA)	0	0		Annually	City records	
Outcome 4: Somerville's character is preserved.	% of local historic district buildings applying for HPC grants	NA	NA		Annually	OSPCD records	
	# of cases HPC reviews for Local Historic District repair, alteration and renovation	56	69		Annually	Certified Local Government report	
	# of demolition requests (disaggregated by preferably preserved)	33 (10 preferably preserved)	30 (9 preferably preserved)		Annually	Certified Local Government report	

	Indicators	FY15	FY16	FY17	Frequency	Source	Assumptions
	# of new preservation restrictions recorded	0	0		Annually	CPA records	
Output 4: Somerville's historic treasures are preserved and accessible.	# of historic buildings preserved with CPA funds	6 (City Hall, Milk Row Cemetery, Prospect Hill Tower, Somerville Museum, Mystic Water Works, Temple B'nai Brith)	1 (West Branch Library)		Annually	CPA records	
	# of historic buildings made ADA accessible with CPA funds	2 (Temple B'nai Brith)	1 (Somerville Museum, West Branch Library)		Annually	CPA records	
	# of historic collections preserved	2 (City Archives, Somerville Museum)	0	1 (Central Library)	Annually	CPA records	
Process: CPA projects are successfully implemented.	% of CPA funded projects that are completed within 3 years	25% (3/12)	(0/9)	NA	Annually	CPA records	<ul style="list-style-type: none"> • Project implementers have sufficient capacity and funding to implement the projects they propose. • The CPC is high functioning, in tune with community priorities, and
	% of projects that achieve their measures of success	NA	NA		Annually	CPA records	
	% of CPA funded projects that combine multiple uses (blended)	13% (Mystic Water Works, Prospect Hill Park- 2/16)	7% (Community Path Design- 1/14)		Annually	CPA records	
	Geographic coverage of CPA projects	7/7 wards	7/7 wards		Annually	CPA records	

	Indicators	FY15	FY16	FY17	Frequency	Source	Assumptions
	% of CPA implementers that report the CPA program has benefited their organization	NA	NA		Annually	CPA records	<ul style="list-style-type: none"> possesses a breadth of experience across the CPA areas amongst its members. The CPC and the CPA Manager work effectively with applicants to ensure funded projects are realistic and eligible for CPA funding. Meaningful projects are proposed by City departments and community organizations.
	% of CPA implementers that report CPA funding was very helpful to the goals of their organization	NA	NA		Annually	CPA applicant survey	
Input: CPA funding is available for City and community projects in: Affordable Housing, Open Space, Recreation Land, and Historic	Estimated annual CPA revenue	\$6,223,963 ⁴	\$2,878,304	\$1,924,661	Annually	CPA records	<ul style="list-style-type: none"> Funding for the Community Preservation Act continues through the support of residents, the City's administration and Board of Aldermen, and the state.
	Annual % allocation in each CPA area	45%- housing 15%- open/rec 15%- historic 20%- flexible 5% admin	45%- housing 15%- open/rec 15%- historic 20%- flexible 5% admin	45%- housing 15%- open/rec 15%- historic 20%- flexible 5% admin	Annually	CPA records	
	Annual state match received	\$904,917	\$829,456	\$420,681	Annually	CPA records	

⁴ FY15 revenue total is the combined revenue from FY14 and FY15.

	Indicators	FY15	FY16	FY17	Frequency	Source	Assumptions
Resources.	Annual optional City appropriation (\$ and %)	\$2,555,671 ⁵ (41%)	\$510,844 (18%)		Annually	CPA records	
	Annual dollar amount awarded to projects (disaggregated by area)	\$4,179,487 (\$227,463- open/recreation; \$1,745,996- historic; \$2,206,028- housing)	\$5,630,123 (\$695,160- open/recreation; \$3,100,288- historic; \$1,834,675)		Annually	CPA records	
	# of new CPA projects funded (disaggregated by area and recipient)	17 (4- open/rec; 8- historic; 5- housing and 6 City; 11 Community)	14 (5- open/rec; 4- historic; 5- housing and 7 City; 7 Community)		Annually	CPA records	
	# of CPA EDF applicants each year (disaggregated by type, new/already funded)	15 (6 City departments; 9 Community) (15 new/0 previous)	13 (4 City departments; 9 Community) (6 new/7 previous)	13 (4 City; 7 community) (6 new/7 funded)	Annually	CPA records	
	% of EDF applicants that submit full proposals	73% (22/30) ⁶	61% (18/28)	86% (12/14) ⁷			

⁵ FY15 city appropriation includes FY14 appropriation

⁶ Counts each of the three EDFs submitted by the Somerville Museum as funded, as the projects were combined in the full applications

⁷ Does not include the EDF for the land acquisition fund, since these funds will be considered separately

	Indicators	FY15	FY16	FY17	Frequency	Source	Assumptions
	% of EDFs funded each year (disaggregated by recipient)	63% (19/30) Community: 68% (13/19) ⁸ City: 80% (8/10)	50% (14/28) ⁹ Community: 50% (8/16) City: 75% (6/8) Joint Community/City: 75% (3/4)		Annually	CPA records	

⁸ Counts each of the three EDFs submitted by the Somerville Museum as funded, as the projects were combined in the full applications

⁹ Counts Central Library Mold Remediation as funded- EDF submitted in FY16, but the project was funded in FY17

Data sources

One of the criteria for selecting the indicators in the above table was that the data would be regularly available either through CPA or other City department records or through data already collected through other sources. The data needed to keep this table updated comes from reports the City is required to produce periodically, such as the Open Space and Recreation Plan, the Certified Local Government report on the city's historic preservation activities and the Housing Needs Assessment. Demographic data comes from the American Community Survey which produces one, three and five year estimates. The ACS five year estimates are used because they are more accurate than the one and three year estimates.

The CPA Manager will update the monitoring matrix twice each year- once in October/November and once in April/May in preparation for the submission of the semi-annual CPA program reports to the CPC. The CPA Manager will contact relevant departments to gather updated data related to each indicator based on the frequency the data is collected as noted in the monitoring matrix.

Evaluation design

The Somerville CPA Program will hire an intern every two to three years to conduct a process evaluation of the program that will explore the degree to which the application and grant process is achieving the desired effect. The evaluation will also explore the success of a sampling of CPA funded projects over a period of time in achieving their stated measures of success as well as providing a lasting benefit to the community. It is expected that the intern will collect data through document review and interviews with CPC members and staff, CPA project implementers, and community members. The specific questions for each evaluation will be determined in collaboration with the Community Preservation Committee.

Data use and dissemination

The CPC will review the monitoring matrix every six months. Monitoring data and evaluation results will be used to inform the funding allocations the CPC makes each year across the three CPA categories as part of the annual Community Preservation Plan. Data will also help inform the methods for outreach to potential grantees and the application and grant process.

The CPA Manager will publish an annual report each year that will be submitted to the Board of Aldermen following approval by the CPC. This report will be posted on the City's CPA website. Evaluation reports will be shared with the CPC and then posted on the City's CPA website.

Acronym List

<i>ACS:</i>	American Community Survey
<i>ADA:</i>	Americans with Disability Act
<i>AMI:</i>	Area median income
<i>BMI:</i>	Body Mass Index
<i>CPA:</i>	Community Preservation Act
<i>CPC:</i>	Community Preservation Committee
<i>EDF:</i>	Eligibility Determination Form
<i>EPA:</i>	U.S. Environmental Protection Agency
<i>FY:</i>	Fiscal year
<i>HPC:</i>	Somerville Historic Preservation Commission
<i>M&E:</i>	Monitoring and evaluation
<i>MGL:</i>	Massachusetts General Law
<i>OSPCD:</i>	City of Somerville Office of Strategic Planning and Community Development

Glossary

<i>Acquisition:</i>	Obtain property interest by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise. Only includes eminent domain taking as provided by M.G.L. c. 44b.
<i>Community housing:</i>	Housing for low and moderate income individuals and families, including low or moderate income seniors. Moderate income is less than 100%, and low income is less than 80%, of US HUD Area Wide Median Income. The terms community housing and affordable housing are used interchangeably in this document.
<i>Creation:</i>	To bring into being or cause to exist.
<i>Data:</i>	Quantitative or qualitative findings. They are generated from project activities, research, or from the monitoring and evaluation of program performance. Data are in a form that have not yet been analyzed or interpreted.
<i>Evaluation:</i>	A process that attempts to determine as systematically and objectively as possible the relevance, effectiveness and impact of activities in light of their objectives.
<i>Goal:</i>	A broad statement of a desired, long-term outcome of a program. Goals express general program intentions and help guide a program's development. Each goal has a set of related, more specific outcomes that, if met, will collectively permit program staff to reach the stated goal.
<i>Historic resources:</i>	Building, structure, vessel, real property, document or artifact listed on the state register of historic places or determined by the Somerville Historic Preservation Commission to be significant in the history, archeology, architecture or culture of the city or town.
<i>Indicator:</i>	Quantitative or qualitative measures of program performance that are used to demonstrate change and that detail the extent to which programs results are being or have been achieved. Indicators can be measured at each level: input, process, output,

outcome, and impact.

- Results Matrix (or logical framework):* A dynamic planning and management tool that logically relates the main elements in program and project design and helps ensure that an intervention is likely to achieve measurable results. It helps to identify strategic elements of a program, their causal relationships, and the external factors that may influence success or failure. It can provide the basis for monitoring progress achieved and evaluating program results.
- Monitoring:* Monitoring is the routine process of data collection and measurement of progress toward program objectives. It involves tracking what is being done and routinely looking at the types and levels of resources used; the activities conducted; the products and services generated by these activities.
- Outcome:* Significant result that contributes to the achievement of goals and provides a general framework for more detailed planning for specific programs. Several outcomes can contribute to each goal.
- Open space:* Land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use.
- Preservation:* Protect personal or real property from injury, harm or destruction.
- Recreation land:* Land for active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field.
Does not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.
- Rehabilitation / restoration:* Make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state or local building or access codes or federal standards for rehabilitation of historic properties.
- Support:* Provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to entity that owns, operates or manages such housing, for the purpose of making housing affordable.
- Results Chain (or theory of change):* A depiction of how and why desired change is expected to happen as a result of a program. A theory of change is read from left to right using if, then statements. For example, if affordable housing meets demand, then more Somerville residents can stay in the community they love.

Definitions of CPA terms are taken from the Community Preservation Act legislation. Definitions for M&E terms were taken from MEASURE Evaluation.

Indicator definitions

Average satisfaction with Somerville as a place to live (out of 10)	Average response to the question <i>How satisfied are you with Somerville as a place to live?</i> with a range of 0 being very unsatisfied and 10 being very satisfied on the Somerville Happiness Survey.
Average level of pride in being a Somerville resident (out of 10)	Average response to the question <i>How proud are you to be a Somerville resident?</i> with a range of 0 being not proud at all and 10 being very proud on the Somerville Happiness Survey.
Racial diversity	Percentage of Somerville residents who identify as White non-Latino, Asian, Hispanic or Latino, Black or African American, American Indian or Alaska Native, Multi-racial, and Other in the American Community Survey.
Age diversity	Percentage of Somerville residents who are reported as being Under 5, 5-19, 20-34, 35-54, 55-64, and 65+ in the American Community Survey.
Economic diversity	Percentage of Somerville residents who are reported to have an income under \$25,000, \$25,000-49,999, \$50,000-74,999, \$75,000-99,999, \$100,000-149,999, and \$150,000 and above in the American Community Survey.
# of artists registered for Somerville Open Studios	Number of individual artists who register to sell their artwork during Somerville Open Studios.
# of City organized events celebrating Somerville's history and culture	Number of events and festivals organized by the Somerville Arts Council and the Somerville Historic Preservation Commission.
Average satisfaction with neighborhood beauty/physical setting?	Average response to the question <i>How satisfied are you with the beauty or physical setting of your neighborhood?</i> with a range of 0 being very unsatisfied and 10 being very satisfied on the Somerville Happiness Survey.
% of housing stock that is affordable	Percentage of Somerville's housing stock that is designated for individuals making 100% or less of the Area Median Income. Area Median Income for Somerville is set by HUD. Somerville is located in the Boston-Cambridge-Quincy service area.
% of households who are rent burdened (>30% of income spent on housing)	Percentage of rental households who are spending more than 30% of their income on housing.
% of households who are severely rent burdened (>50%)	Percentage of rental households who are spending more than 50% of their income on housing.
% of households cost burdened (>30%)	Percentage of homeowners who are spending more than 30% of their income on housing.
% of households severely housing cost burdened (>50%)	Percentage of homeowners who are spending more than 50% of their income on housing.
# homeless individuals in Somerville	Total number of individuals who lack housing in Somerville.
# of new units created with CPA funds (% reuse)	Number of new affordable units created in Somerville using CPA funding in part or in whole. A new affordable using counts as 'reuse' if it is either an existing housing unit that was previously not affordable that has been converted into an affordable unit or new units created in an existing building that previously not used as housing or was not affordable housing.
Total number of affordable units (disaggregated by % of AMI)	Total number of housing units in Somerville that are designated for individuals making 100% or less of the Area Median Income. Area Median Income for Somerville is set by HUD. Somerville is located in the Boston-Cambridge-Quincy service area.
Annual # of households receiving rental assistance through CPA funds	Total number of households receiving funding to support their rent using CPA funding in part or in whole.

# of affordable units expiring in next five years	Total number of units of affordable housing that are at risk of losing their affordability in the next five years
Somerville Community Corporation average wait time	Average time a household is on the Somerville Community Corporation waiting list before they are placed in an affordable housing unit.
Average satisfaction with cost of housing	Average response to the question <i>How would rate the following? The cost of housing</i> with a scale of 0 being very bad and 5 being very good on the Somerville Happiness Survey
% of CPA funded housing projects that are mixed use	Percentage of CPA funded housing projects that include residential and commercial uses in the same building.
% of CPA funded housing projects that are transit-oriented	Percentage of CPA funded housing projects that are located within a half mile of existing and anticipated rapid transit stations.
# of new trees in Somerville (disaggregated by CPA, non-CPA)	Number of new trees added to Somerville's urban tree canopy each year (does not include replacement trees)
Open space as % of total land area	Percentage of Somerville's total land area that is dedicated to open space. The City of Somerville's definition of open space includes: playgrounds, community gardens, athletic fields, passive parks, dog parks, landmarks, schoolyards, urban farms, café spaces, and performance spaces.
Annual EPA grade for Mystic River	Measure of how frequently bacteria levels in the Mystic River meet state water quality standards for boating and swimming. Grades are assigned as follows: A+=95-100%; A=90-95%; A-=85-90%; B+=80-85%; B=75-80%; B-=70-75%; C+=65-70%; C=60-65%; C-=55-60%; D+=50-55%; D=45-50%; D-=40-45%; F=less than 45%
Annual EPA grade for Alewife Brook	Measure of how frequently bacteria levels in the Alewife Brook meet state water quality standards for boating and swimming.
# of new acres of open space (disaggregated by CPA, non-CPA)	Total number of new acres of open space created within a given year.
# of conservation restrictions recorded	Number of conservation restrictions recorded on land acquired with CPA funds in part or in whole.
% of households within ¼ mile (5 minutes) of open space (disaggregated by type)	Percentage of households in Somerville that live within a ¼ mile radius of open space.
Average level of self-reported happiness (out of 10)	Average response to the question <i>How happy do you feel right now?</i> with a range of 0 being I feel very unhappy right now and 10 being I feel very happy right now on the Somerville Happiness Survey.
Average level of self-reported life satisfaction (out of 10)	Average response to the question <i>How satisfied are you with your life in general?</i> with a range of 0 being I am very unsatisfied with my life and 10 being I am very satisfied with my life on the Somerville Happiness Survey.
% of Somerville youth with a healthy BMI by grade	Percentage of Somerville youth in each grade with a 'healthy' Body Mass Index. A healthy BMI is between the 5 th and 85 th percentile.
# of improved open spaces (CPA, non-CPA)	Number of open spaces that are rehabilitated in a given year.
Quality of open space (disaggregated by #/% poor, good, excellent)	Number and percentage of Somerville's open spaces that are categorized as poor, good, and excellent in the open space survey.
# new parks (disaggregated by CPA, non-CPA)	Number of new parks constructed on land that was not previously used as open space.
# of new community garden plots	Number of new community garden plots added to the existing stock of City-wide community garden plots managed by the City of Somerville Conservation Commission
Average satisfaction with appearance of neighborhood parks and squares	Average response to the question <i>How satisfied are you with the appearance of parks and squares in your neighborhood?</i> with a range of

	0 being very unsatisfied and 10 being very satisfied on the Somerville Happiness Survey.
# of cases HPC reviews for Local Historic District repair, alteration and renovation	Total number of cases put before the Somerville Historic Preservation Commission for their consideration relating to the changes to the exterior of historically significant buildings that are listed as local historic districts.
# of demolition requests (disaggregated by preferably preserved)	Total number of requests presented to the Somerville Historic Preservation Commission to remove or take down an entire structure. A building is preferably preserved if it is determined by the HPC to be historically significant and that it is in the public interest for the building to be preserved or rehabilitated rather than demolished.
% of local historic district buildings applying for HPC grants	Percentage of existing local historic district buildings that apply for a Local Historic District Property Owner's small grant in a given fiscal year.
# of historic buildings preserved with CPA funds	Number of historic buildings that receive CPA historic preservation or rehabilitation funding
# of historic buildings made ADA accessible with CPA funds	Number of historic buildings that become accessible, in compliance with Americans with Disabilities Act standards, through CPA funding, in whole or in part.
# of new preservation restrictions recorded	Number of historic preservation restrictions recorded on buildings that receive CPA historic resources funding.
# of historic collections preserved	Number of historic collections, such as documents or artifacts that are preserved in whole or in part through CPA funding.
% of CPA funded projects that are completed within 3 years	Percentage of CPA funded projects that are fully complete and closed out within three years of the signing of a grant agreement or memorandum of agreement.
% of projects that achieve their measures of success	Percentage of CPA funded projects that report they have achieved their measures of success in their final report. Measures of success were not required to be part of CPA applications until the FY17 application round.
# of CPA EDF applicants each year (disaggregated by type, new/already funded)	Number of organizations/departments that submit an eligibility determination form each year disaggregated by City/community and never applied for CPA funding before/has already received CPA funding.
% of CPA funded projects that combine multiple uses (blended)	Percentage of CPA funded projects that include work in more than one CPA category (affordable housing, historic resources, open space/recreation land).
Geographic coverage of CPA projects	Number of Somerville wards (out of 7) where a CPA project received funding each year.
% of CPA implementers that report the CPA program has benefited their organization	Percentage of respondents to the annual CPA implementer survey that respond "Yes" to the question <i>Has your organization benefited from being part of the Somerville CPA program beyond receiving funds?</i>
% of CPA implementers that report CPA funding was very helpful to the goals of their organization	Percentage of respondents to the annual CPA implementer survey that respond "Very helpful" to the question <i>In your experience, how helpful was CPA funding to the goals of your organization/department?</i>
Estimated annual CPA revenue	Total amount of new CPA revenue estimated for the fiscal year as approved by the Board of Aldermen through the annual budgeting process.
Annual % allocation in each CPA area	Percentages allocated for each of the CPA areas each year, as detailed in the annual Community Preservation Plan (affordable housing, historic resources, open space/recreation land).
Annual state match	Total amount of CPA match funding received from the Commonwealth of Massachusetts.
Annual optional City appropriation (\$)	Amount of funding appropriated by the City of Somerville to the CPA

and %)	Fund from Free Cash, both in dollar amount and as percentage of the annual CPA budget.
Annual dollar amount awarded to projects (disaggregated by area)	Total dollar amount, including bonding, of projects approved by the Board of Aldermen in a given year, disaggregated by CPA area (affordable housing, historic resources, open space/recreation land).
# of new CPA projects funded (disaggregated by area)	Number of new CPA projects funded each year, not including projects already receiving funding that request additional funding to continue work with the same scope as previously requested, disaggregated by CPA area (affordable housing, historic resources, open space/recreation land).
% of EDF applicants that submit full proposals	Percentage of projects that submit eligibility determination forms that go on to submit a full proposal, including affordable housing projects. Projects may not submit a full proposal because either the applicant decides to withdraw the project for funding consideration or the CPC determines the project to be ineligible for CPA funding.
% of EDFs funded each year (disaggregated by recipient)	Percentage of projects that submit eligibility determination forms that receive funding and the funding is accepted by the recipient. This figure including affordable housing projects. Projects that receive partial funding are counted if the applicant accepts the lower funding amount. This indicator is disaggregated by recipient type including: Community, City and Joint Community/City.